This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 212
Nashville, Tn 37211

ADDRESS NEW OWNER AS:
Roland Spencer, Jr.
and Rose Anna Spencer
2521 Oak Forest Dr
Antioch TN. 37013

SEND TAX BILLS TO:
SAME AS ADDRESSEE

This Instrument is being prepared by information furnished by the parties. No warranties are given or implied as to the accuracy to the information contained herein.

Map & Parcel: 093-16-0/378.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

R. Spencer Construction

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Roland Spencer, Jr., and wife, Rose Anna Spencer

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in ~~Rutherford~~ Davidson County, Tennessee, described as follows, to-wit:

Being parts of Lots No. 26 and 27 on the Plan of Hermitage Addition to Nashville, Tennes see, of record in Book 57, page 42 and 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of Lots No. 26 and 27 beginning at a point in the northerly margin of said Lot 26, 110 feet west of Decatur Street, and runs thence 40 feet in a westerly direction along the southerly margin of lot No. 26 to an alley; thence at right angles in a southerly direction along the southerly margin of said alley to Meredith Street; thence in a northeasterly direction along the northerly margin of Meredith Street 48 feet to a point; thence in a northerly direction to a point in the northerly margin of Lot No. 26 110 feet west of Decatur Street, being the point of beginning.

Being the same property conveyed to R. Spencer Construction by deed from Quincy Corbitt, dated October 22, 2007 and filed for record as Instrument No. 20071024-0125641 in the Register's Office for Davidson County, Tennessee.

This is Improved property known as 104 Meredith Avenue., Nashville, TN 37210

WITNESS OUR HANDS this 4 day of April, 2008.

R. Spencer Construction

By: RS

Its:

Davidson County DEEDQC
Recvd: 04/04/08 11:57 2 pgs
Fees:12.00 Taxes:0.00

20080404-0034317

STATE OF TN
COUNTY OF Davidson

RS JR Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Roland Spencer, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the owner of R. Spencer Construction the within named bargainer, and that he/ she as such owner being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as such owner.

Witness my hand and official seal this 3rd day of April, 2008.

GARY L. HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Gary L Hudson

~~Judith C. Jacobs~~ Gary L. Hudson
gh

My commission expires: ~~2/21/12~~ gh 1/24/09

STATE of TENNESSEE
COUNTY of _____

The actual consideration for this transfer is $_____.

_____
Affiant

Sworn to and subscribed to before me this _____ day of _____, 20___.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ Ø
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4 DAY OF April 20 08
Deputy Register